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File 1979-0087
Date 1/5/01

Project Name: Proposed Horizon Drive Policy Statements

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
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X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		*Mailing list
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet			
X		Review Sheet Summary			
X		Notes to File			
X		Review Sheet			
X		Concerned citizen letters			
X		Policy statement draft			
X		Form letter from Daryl Shrum to Property Owners – 7/21/80			
X		List of parcel numbers			
X	X	Statement of Policy Concerning Curb Cuts and Access onto Horizon Drive			

Acres _____

Units _____

Density _____

ACTION SHEET

File # 87-79

Zone _____

Tax Area Code _____

Activity Proposed Horizon Drive Policy Statements

Phase _____

Date Neighbors Notified _____

Date Submitted _____

Date CIC/MCC Legal Ad _____

Date Mailed Out _____

PC Hearing Date 8-26-80

Review Agencies

Review Period - Return By _____

Send

Send

_____ COUNTY ROAD DEPARTMENT

_____ FIRE _____

_____ COUNTY HEALTH DEPARTMENT

_____ IRRIGATION _____

_____ COUNTY SURVEYOR

_____ DRAINAGE _____

_____ COMTRONICS

_____ WATER (UTE, CLIFTON) _____

_____ GRAND VALLEY RURAL POWER

_____ SEWER _____

_____ MOUNTAIN BELL

CITY ENGINEER/UTILITIES _____

_____ PUBLIC SERVICE

_____ MACK, LOMA, MESA, COLLBRAN

_____ SOIL CONSERVATION SERVICE

_____ FRUITA, PALISADE

_____ SCHOOL DISTRICT 51

Jim W. Socki

_____ STATE HIGHWAY

Ken Edleman

_____ STATE GEOLOGICAL

_____ STATE HEALTH - RADIOLOGICAL

_____ TRANSAMERICA TITLE

Board Date Comments

ASPC 08/24/80 App

CIC 11/19/80 App

Common Location _____

Staff Comments

Original Documents

_____ Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;

_____ Imp. Guarantee Receipt # _____ Check # _____

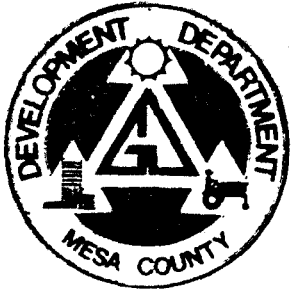
_____ Covenants _____ Open Space Dedication

_____ Power of Attorney

_____ Dev. Schedule

CITY - COUNTY
DEVELOPMENT DEPT.

P.O. BOX 897 - GRAND JUNCTION COLORADO 81501
DIAL 303 243-9200 ext. 343



Grand Junction Planning - Mesa County Planning - Building Department

STATEMENT OF POLICY CONCERNING CURB CUTS
AND ACCESS ONTO HORIZON DRIVE

In order to provide for an orderly development of properties adjoining Horizon Drive and provide for the smooth and efficient circulation of traffic, while minimizing congestion and hazardous safety conditions, the Grand Junction Planning Commission, with the approval of the Grand Junction City Council, has established the following policies concerning curb cuts and access on Horizon Drive.

- a) Undeveloped parcels having less than 400' frontage on Horizon Drive and no alternate frontage may have one curb cut directly to Horizon Drive.
- b) Undeveloped parcels under 400' frontage with alternate access must use that access and may have no curb cuts on Horizon Drive, subject to Item f.
- c) Undeveloped parcels with from 400-1300' frontage on Horizon Drive must have a frontage road and may have a maximum of two cuts on Horizon Drive, or one curb cut for the entire parcel without a frontage road, or, if alternate access is available that access may be used in lieu of a frontage road, subject to Item f.
- d) Undeveloped parcels with over 1300' frontage may have one additional curb cut for each additional 1300' or major portion thereof.
- e) All curb cuts, whether from an individual parcel or frontage road, should align with any existing curb cuts on the opposite side of the road.
- f) In cases where parcels have frontages on roads other than Horizon Drive those frontages will be considered the preferred access points, unless it is shown that such access points would have undesirable impact on the neighborhood or community.
- g) The above conditions will apply to all undeveloped, redeveloped or substantially modified properties.

Recommended Policy Statement Addition by the City Engineering Department:

- H) The Horizon Channel is a designated 100-year floodplain area, and both public and private development should address the effects on the drainage. Stormwater detention concepts should be encouraged to offset increased drainage as a result of development.